

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 ALBURY AVENUE DONNYBROOK VIC 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Donnybrook

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

8 BRIGGS STREET DONNYBROOK VIC 3064	\$474,000	30-Jan-24
566 CAMERON STREET DONNYBROOK VIC 3064	\$480,000	25-Mar-24
4 SUFFERN STREET DONNYBROOK VIC 3064	\$487,000	05-Mar-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 17 February 2025



**8 BRIGGS STREET DONNYBROOK
VIC 3064**

5 2 -

Sold Price **\$474,000** Sold Date **30-Jan-24**

Distance **0.07km**



**566 CAMERON STREET
DONNYBROOK VIC 3064**

- - -

Sold Price **\$480,000** Sold Date **25-Mar-24**

Distance **1.7km**



**4 SUFFERN STREET
DONNYBROOK VIC 3064**

5 3 -

Sold Price **\$487,000** Sold Date **05-Mar-24**

Distance **1.82km**

RS = Recent sale UN = Undisclosed Sale

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